



AMY BRICK

Brick & CO. Real Estate

Building Dreams, One Brick at a Time

1403 ELM AVENUE

LONG BEACH, CALIFORNIA 90813

*Occupied Duplex with Immediate Income
and Exceptional Long-Term
Development Potential*



EXECUTIVE SUMMARY

Brick & Co. Real Estate is pleased to present 1403 Elm Avenue, an occupied duplex located in the heart of Long Beach, California. This property offers immediate income today with significant long-term upside in a rapidly evolving urban infill location.

A key feature of this offering is the opportunity to acquire nearby contiguous parcels that are also available, creating the potential for a significant assemblage totaling more than 27,000 square feet of land.

Seller also owns 1425 Elm Avenue and 1429 Elm Avenue, which must be purchased together. In addition, 1411 Elm Avenue and 325 E. 14th Street are separately owned by another party and are also currently available, creating a rare opportunity for an investor or developer to assemble substantial frontage and land area in central Long Beach.

Whether purchased as a standalone income property or as part of a broader assemblage strategy, 1403 Elm Avenue offers flexibility, scale, and compelling redevelopment potential.

PROPERTY HIGHLIGHTS

	ADDRESS:	1403 Elm Avenue Long Beach, CA 90813
	PROPERTY TYPE:	Duplex / Residential Income
	BEDROOMS / BATHROOMS:	5 Bedrooms / 3 Bathrooms (Combined)
	STATUS:	Tenant Occupied
	INVESTMENT PROFILE:	Current Income with Long-Term Upside
	POTENTIAL ASSEMBLAGE:	Over 27,000+ SF with Nearby Available Parcels
	ZONING:	Buyer to Verify with City of Long Beach
	LOCATION:	Central Long Beach near downtown, major transportation corridors, and neighborhood amenities

NEARBY PARCEL AVAILABILITY



SELLER-OWNED (AVAILABLE)

1425 Elm Avenue + 1429 Elm Avenue

Owned by same seller

MUST BE PURCHASED TOGETHER



SEPARATELY OWNED (ALSO AVAILABLE)

**1411 Elm Avenue
325 E. 14th Street**

These nearby available parcels create the potential for a combined assemblage exceeding 27,000 square feet, offering a rare opportunity for investors and developers seeking scale in a desirable infill market. **Additional parcel details, pricing, and offering terms available upon request.**

INVESTMENT HIGHLIGHTS

- INCOME + FUTURE OPPORTUNITY**
Tenant-occupied property provides immediate cash flow today while preserving future optionality.
- RARE ASSEMBLY POTENTIAL**
Large contiguous land opportunities in Long Beach are uncommon and often take years to assemble.
- FLEXIBLE ACQUISITION STRATEGY**
Purchase 1403 Elm individually or pursue a broader assemblage.
- PRIME URBAN INFILL LOCATION**
Well-positioned near downtown, freeways, transit, employment centers, and neighborhood amenities.

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Broker | Brick & Co. Real Estate
DRE #01358129

📞 562.335.5269

✉️ Amy@AmyBrick.com

🌐 www.AmyBrick.com



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